

BOARD OF SUPERVISORS

Brown County



305 E. WALNUT STREET
P. O. BOX 23600

GREEN BAY, WISCONSIN 54305-3600

PHONE (920) 448-4015 FAX (920) 448-6221

ADMINISTRATION COMMITTEE

Tom Sieber, Chair; James Kneiszel, Vice-Chair
Keith Deneys, Rick Schadewald, John Vander Leest

SPECIAL ADMINISTRATION COMMITTEE

Wednesday, December 19, 2018

5:45 p.m.

Room 209, City Hall

100 N. Jefferson Street

**NOTICE IS HEREBY GIVEN THAT THE COMMITTEE MAY TAKE ACTION
ON ANY ITEMS LISTED ON THE AGENDA**

- I. Call to Order.
- II. Approve/Modify Agenda.

Resolutions and Ordinances

1. Substitute Resolution in Place of Original June 20, 2018 Resolution Supporting the Redevelopment of the Fox River Papermaking Corridor.

Other

2. Such other matters as authorized by law.
3. Adjourn.

Tom Sieber, Chair

Notice is hereby given that action by Committee may be taken on any of the items which are described or listed in this agenda.

Please take notice that it is possible additional members of the Board of Supervisors may attend this meeting, resulting in a majority or quorum of the Board of Supervisors. This may constitute a meeting of the Board of Supervisors for purposes of discussion and information gathering relative to this agenda.

December 19, 2018

TO THE HONORABLE CHAIRMAN AND MEMBERS
OF THE BROWN COUNTY BOARD OF SUPERVISORS

Ladies and Gentlemen:

SUBSTITUTE RESOLUTION IN PLACE OF ORIGINAL JUNE 20, 2018
RESOLUTION SUPPORTING THE REDEVELOPMENT OF
THE FOX RIVER PAPERMAKING CORRIDOR

WHEREAS, on June 20, 2018 the Brown County Board of Supervisors passed a *Resolution Supporting the Redevelopment of the Fox River Papermaking Corridor* (“Original FRPC Resolution”), and this Substitute FRPC Resolution replaces that Original FRPC Resolution in its entirety; and

WHEREAS, the Papermaking Industry has been woven into the history of Northeastern Wisconsin and Brown County (“County”) for over a century, and the Fox River Papermaking Corridor (“FRPC”) in Downtown Green Bay has been a cornerstone of the County’s development, providing economic stability to the County through recessions; and

WHEREAS, the Papermaking Industry has long been a strong source of family supporting jobs and has contributed to secondary business development; and

WHEREAS, there have been no new Papermaking mills built in Wisconsin in over 30 years; and

WHEREAS, the County desires to invest in the redevelopment of the FRPC in order to retain and create jobs in the County, enhance the County’s tax base, promote the orderly development of the FRPC, and provide environmental benefits to the County; and

WHEREAS, the FRPC is located within a federally-recognized Historically Underutilized Business Zone (“HUBZone”); and

WHEREAS, locally owned and operated Green Bay Packaging, Inc. ("Company") is an 85-year-old company that employs over 1,100 people in Brown County; and

WHEREAS, the County's redevelopment of the FRPC, and the Company's proposal to invest over \$500 million in a new state-of-the-art paper recycling mill in the County, both demonstrate the commitment of the County and the Company to the FRPC and to retaining the Company in the community; and

WHEREAS, the FRPC redevelopment, and the Company's \$500 million investment in a new mill, are needed to secure the future of the Company in the County while making it one of the most efficient and sustainable mills in America; and

WHEREAS, the new mill design builds on the Company's long-standing corporate commitment to environmental stewardship by building a clean, environmentally-friendly reclaimed water system which benefits the Fox River in that it will not discharge any water into the Fox River or contribute any pollutants into the Fox River or other local waterways; and

WHEREAS, the new mill will be powered by natural gas and eliminate the outdated coal boilers that produce sulfuric acid, which will help our region avoid being placed in a non-attainment area; and

WHEREAS, the efficiencies realized by the new facility will result in sulfur dioxide and particulate matter emissions being reduced by over 90%, and will result in greenhouse gas emissions being reduced by 50% per ton of paper produced, while at the same time doubling the capacity of the current mill; and

WHEREAS, the Company's new mill will create nearly 1,000 construction jobs during this project, will create approximately 200 new family supporting jobs in the state in the future and will lead to an increased demand for transporting the Company's products and raw materials; and

WHEREAS, the State of Wisconsin is providing financial incentives for the FRPC redevelopment to go along with the City of Green Bay's utilization of Tax Increment Financing (TIF) and other non-TIF financing, but said resources do not fully support the costs of the infrastructure needed to redevelop the FRPC, requiring County assistance; and

WHEREAS, the original cost estimate provided in the Original FRPC Resolution called for constructing an *above ground* feeder line to the Storm Water Retention Pond, an option which greatly reduced project costs but which is no longer viable, resulting in the need for other options to be considered; and

WHEREAS, in order to assist with unanticipated costs of the FRPC redevelopment, the Company desires to donate \$3,660,000.00 to the County to assist the County with funding the redevelopment of the FRPC as outlined below in this Resolution.

NOW THEREFORE BE IT RESOLVED, by the Brown County Board of Supervisors, that this Substitute FRPC Resolution hereby replaces the above mentioned Original FRPC Resolution in its entirety; and

BE IT FURTHER RESOLVED, that the Company shall donate \$3,660,000.00 to the County on or before 02-01-2019 to be used to assist the County with funding the redevelopment of the FRPC as outlined in this Resolution, and as long as that occurs, then the County shall redevelop the FRPC as stated below in this Resolution in order to retain and create jobs in the County, enhance the County's tax base, promote the orderly development of the FRPC, and provide environmental benefit to the County; and

BE IT FURTHER RESOLVED, that the County shall purchase land and shall take any and all actions necessary to create a Regional Storm Water Retention System on Parcel No. 20-689-B, including but not limited to: 1) Relocating underground utilities and installing an

underground storm sewer system to convey water from the southern end of the corridor project to Parcel No. 20-689-B; 2) Constructing a Lift Station on Parcel No. 20-689-B to accommodate additional water flow; 3) Excavating materials necessary to construct the Regional Storm Water Retention System; and 4) Repairing concrete pavement on Quincy Street after the storm sewer system installation is complete; and

BE IT FURTHER RESOLVED, that the County shall take any and all actions necessary to transfer ownership of the completed FRPC Regional Storm Water Retention System via an enforceable written agreement to the City of Green Bay; and

BE IT FURTHER RESOLVED, that there is no longer a need for the Company to utilize Renard Island as a temporary construction lay down area, and authority for that to occur is hereby withdrawn; and

BE IT FURTHER RESOLVED, that the County shall utilize clean soil from approved construction sites within the FRPC for the improvement of sites suitable for construction and establishment of single family residential lots on County owned Parcel Nos. 21-257 and 21-258, and/or for use in other County projects; and

BE IT FURTHER RESOLVED, that since there is no longer a need for the County to assist in obtaining suitable land to create a regional Fox River crossing point and substation, the \$300,000.00 previously appropriated for that purpose shall now be redirected and applied to other FRPC redevelopment infrastructure expenses including construction of the Storm Water Retention System; and

BE IT FURTHER RESOLVED, that the County shall extend 10 Gigabit Fiber Optic network and service into the FRPC, and to other FRPC related Papermaking facilities such as

subsidiaries of FRPC Papermaking facilities throughout Brown County, as an economic development tool; and

BE IT FURTHER RESOLVED, that the County shall invest in the creation of the first “Reclaimed Water System” in the region for the reuse of treated water in the FRPC through the Green Bay Metropolitan Sewerage District; and

BE IT FURTHER RESOLVED, that \$2,952,412.00 shall be allocated from the General Fund for FRPC infrastructure redevelopment purposes as described in this Substitute FRPC Resolution, and that excess sales tax revenue, if any, shall be allocated towards reimbursing the General Fund for said amount of infrastructure expenses; and

BE IT FURTHER RESOLVED, that the Brown County Board hereby authorizes and directs Brown County Administration to take any and all steps necessary to implement this resolution.

Fiscal Note:

This Resolution requires an appropriation from the General Fund of \$2,952,412.00. This will result in a projected reduction in interest revenue in the amount of \$95,451.00, which will be offset by increased interest revenue earned.

Respectfully submitted,

ADMINISTRATION COMMITTEE

Approved By:

TROY STRECKENBACH
COUNTY EXECUTIVE

Date Signed: _____

Authored by Administration
Approved by Corporation Counsel

BOARD OF SUPERVISORS ROLL CALL # _____

Motion made by Supervisor _____

Seconded by Supervisor _____

SUPERVISORS	DIST. #	AYES	NAYS	ABSTAIN	EXCUSED
SIEBER	1				
DE WANE	2				
NICHOLSON	3				
HOYER	4				
GRUSZYNSKI	5				
LEFEBVRE	6				
ERICKSON	7				
BORCHARDT	8				
EVANS	9				
VANDER LEEST	10				
BUCKLEY	11				
LANDWEHR	12				
DANTINNE, JR	13				

SUPERVISORS	DIST. #	AYES	NAYS	ABSTAIN	EXCUSED
BRUSKY	14				
BALLARD	15				
KASTER	16				
VAN DYCK	17				
LINSEN	18				
KNEISZEL	19				
DESLAURIERS	20				
TRAN	21				
MOYNIHAN, JR.	22				
SUENNEN	23				
SCHADEWALD	24				
LUND	25				
DENEYS	26				

Total Votes Cast _____

Motion: Adopted _____ Defeated _____ Tabled _____

CORPORATION COUNSEL

Brown County

305 EAST WALNUT STREET
P.O. BOX 23600
GREEN BAY, WISCONSIN 54305-3600



David P. Hemery
Corporation Counsel

PHONE: (920) 448-4006
FAX: (920) 448-4003
EMAIL: David.Hemery@co.brown.wi.us

RESOLUTION/ORDINANCE SUBMISSION TO COUNTY BOARD

DATE: 12-14-2018
REQUEST TO: SPECIAL Administration Committee (12-19-2018) and Co Board (12-19-2018)
MEETING DATE: 12-19-2018 and 12-19-2018
REQUEST FROM: Dave Hemery
Corporation Counsel
REQUEST TYPE: ☐ New resolution ☒ Revision to resolution
☐ New ordinance ☐ Revision to ordinance

TITLE: SUBSTITUTE RESOLUTION IN PLACE OF ORIGINAL JUNE 20, 2018 RESOLUTION
SUPPORTING THE REDEVELOPMENT OF THE FOX RIVER PAPERMAKING CORRIDOR

ISSUE/BACKGROUND INFORMATION:

Some project options no longer viable, need approval for increased costs

ACTION REQUESTED:

approve

FISCAL IMPACT:

NOTE: This fiscal impact portion is initially completed by requestor, but verified by the DOA and updated if necessary.

1. What is the amount of the fiscal impact? *\$This Resolution requires an appropriation from the General Fund of \$2,952,412.00. This will result in a projected reduction in interest revenue in the amount of \$95,451.00, which will be offset by increased interest revenue earned.*
2. Is it currently budgeted? ☐ Yes ☒ No ☐ N/A (if \$0 fiscal impact)
 - a. If yes, in which account? _____
 - b. If no, how will the impact be funded? General Fund
 - c. If funding is from an external source, is it one-time ☐ or continuous? ☐
3. Please provide supporting documentation of fiscal impact determination.

☒ COPY OF RESOLUTION OR ORDINANCE IS ATTACHED